

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**February 18, 2016**



**RP16-01: proposed Replat of Lots 1 – 4 and 10 – 18 in Block 2 of the Mitchell-Lawrence-Cavitt Addition**

**SIZE AND LOCATION:** 2.22 acres of land adjoining the northwest side of Lawrence Street between Cavitt and Maloney Avenues

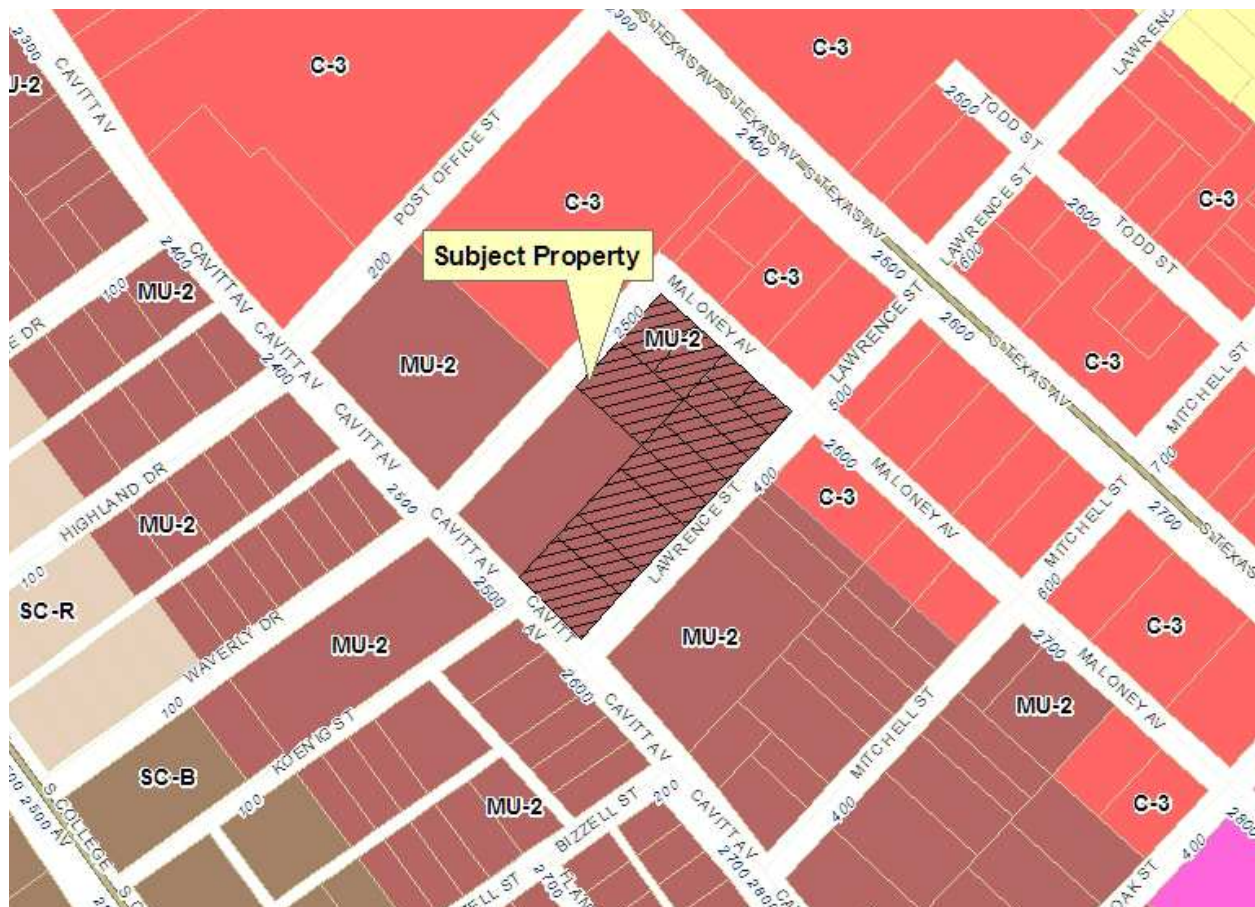
**EXISTING LAND USE:** vacant

**ZONING:** Mixed Use District (MU-2)

**APPLICANT(S):** City of Bryan

**AGENT:** Barney Williams, P.E. – Engineering Services

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



**Aerial (2015):**



**BACKGROUND:**

The property owner, the City of Bryan, is proposing to consolidate 13 lots (Lots 1-4 and 10-18) in Block 2 in the Mitchell-Lawrence-Cavitt Addition into one new lot totaling 2.22 acres. The purpose of this replat is to allow for the construction a fire station (new Fire Station #2).

The Mitchell-Lawrence-Cavitt Addition was originally platted in 1926 and some of the original lots were, until recently, utilized as single-family home sites. All residential structures have since been removed to allow for the construction of the proposed fire station.

**RECOMMENDATION:**

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.